

Balance Sheet - Operating

Cross Creek of Fort Myers Villas I Condominium Association, Inc
End Date: 12/31/2024

Date: 2/12/2025

Time: 1:35 pm

Page: 1

Assets

Operating Assets

10-1001-00 Cash Operating - Valley	\$28,857.25
10-1002-00 Cash Operating - AMB 2856	1,978.70
10-1012-00 Accounts Receivable-Other	1,627.00
10-1020-00 Prepaid Insurance	2,031.23
10-1035-00 Petty Cash	100.00

Total Operating Assets: \$34,594.18

Cash Reserves

12-1005-00 Cash Reserve - Valley	40,232.23
12-1006-00 Cash Reserve - AMB 1013	8,120.70
12-1008-00 CD-Valley(0201)-6/17/26-.345%	60,285.15
12-1009-00 Due from Operating	60,000.00

Total Cash Reserves: \$168,638.08

Total Assets:

\$203,232.26

Liabilities & Equity

Current Liabilities

20-2000-00 Accounts Payable	508.08
20-2010-00 Due to Reserves	60,000.00
20-2020-00 Prepaid Owner Fees	6,687.53

Total Current Liabilities: \$67,195.61

Reserves

30-2500-00 General Reserves	421.04
30-2510-00 Roof Replacement	5,585.36
30-2520-00 Exterior Painting & Roof Cleaning	9,793.39
30-2530-00 Paving & Sealing	49,375.68
30-2535-00 Irrigation System	74,354.19
30-2540-00 Landscape Enhancements	8,733.70
30-2560-00 Street Light Maintenance (Solar Batteries)	2,579.57
30-2570-00 Legal Costs	4,859.96
30-2580-00 Insurance Deductible	11,827.73
30-2990-00 Interest	1,107.46

Total Reserves: \$168,638.08

Equity

31-3080-00 Prior Year Fund Balance	22,956.81
------------------------------------	-----------

Total Equity: \$22,956.81

Net Income Gain / Loss

(55,558.24)

(\$55,558.24)

Total Liabilities & Equity:

\$203,232.26

Income Statement - Operating

Cross Creek of Fort Myers Villas I Condominium Association, Inc

12/31/2024

Date: 2/12/2025

Time: 1:35 pm

Page: 1

Description	Year-to-date		Variance	Annual Budget
	Actual	Budget		
OPERATING INCOME				
Revenue				
4010-00 Assessment Fees	\$199,679.04	\$199,679.08	(\$0.04)	\$199,679.08
4040-00 Interest Income	216.61	-	216.61	-
4050-00 Late Fees/Interest	31.20	-	31.20	-
4060-00 Application Fees	160.00	-	160.00	-
4090-00 Insurance Claim-Hurricane	834,425.00	-	834,425.00	-
Total Revenue	\$1,034,511.85	\$199,679.08	\$834,832.77	\$199,679.08
Total OPERATING INCOME	\$1,034,511.85	\$199,679.08	\$834,832.77	\$199,679.08
OPERATING EXPENSE				
Administrative Expenses				
5000-00 Management Contract	4,320.00	4,320.00	-	4,320.00
5020-00 Office Expenses	752.92	1,200.00	447.08	1,200.00
5025-00 Application Expenses	44.00	-	(44.00)	-
5050-00 Legal Fees Expense	352.00	200.00	(152.00)	200.00
5060-00 Division Fees, Tax Prep, Corporat	357.25	261.25	(96.00)	261.25
5080-00 Master Fees	64,224.00	64,224.00	-	64,224.00
Total Administrative Expenses	\$70,050.17	\$70,205.25	\$155.08	\$70,205.25
Insurance Expenses				
5500-00 Property Insurance	69,562.34	62,610.00	(6,952.34)	62,610.00
5530-00 Insurance Appraisal	305.00	305.00	-	305.00
Total Insurance Expenses	\$69,867.34	\$62,915.00	(\$6,952.34)	\$62,915.00
Building/Grounds Maintenance				
5200-00 Building Repairs	350.00	1,000.00	650.00	1,000.00
5210-00 Roof Repairs	-	500.00	500.00	500.00
5280-00 Hurricane Expense	890,400.00	-	(890,400.00)	-
5290-00 Operating Fund Contingency	450.00	-	(450.00)	-
5300-00 Lawn Contract/Fertilization	24,422.29	26,400.00	1,977.71	26,400.00
5305-00 Plant Replacement	-	2,000.00	2,000.00	2,000.00
5310-00 Tree Trimming/Removal & Replace	2,140.00	2,000.00	(140.00)	2,000.00
5320-00 Sprinkler Repair & Maintenance	5,762.73	7,200.00	1,437.27	7,200.00
5350-00 Pest Control-Interior	1,650.00	2,000.00	350.00	2,000.00
Total Building/Grounds Maintenance	\$925,175.02	\$41,100.00	(\$884,075.02)	\$41,100.00
Utilities				
5100-00 Sprinkler Electric	718.72	1,200.00	481.28	1,200.00
Total Utilities	\$718.72	\$1,200.00	\$481.28	\$1,200.00
Reserve Funding				
5710-00 Reserve Funding	24,258.84	24,258.83	(0.01)	24,258.83
Total Reserve Funding	\$24,258.84	\$24,258.83	(\$0.01)	\$24,258.83
Total OPERATING EXPENSE	\$1,090,070.09	\$199,679.08	(\$890,391.01)	\$199,679.08
Net Income:	(\$55,558.24)	\$0.00	(\$55,558.24)	\$0.00